

OPENING HOURS
Monday to Friday. 9.00am until 6.00pm
Saturday. 9.00am until 4.00pm
Sunday. Closed



**155 EASTGATE, DEEPING ST JAMES
PE6 8RB**

£770,000

FREEHOLD



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Featuring a stunning open-plan kitchen/dining/family room with bi-folding doors leading onto the rear garden, this greatly extended and improved family home, situated in one of Deeping's most sought-after locations, has been modernised to an exceptionally high standard throughout and features FIVE bedrooms. Entered via an impressive entrance hall, this home has two further reception rooms and benefits from having underfloor heating to the ground floor. The property is approached via a horseshoe driveway which provides parking for many vehicles and leads to an oversized garage. With a good size garden to the rear, this impressive home must be seen to appreciate the superb accommodation available.

Entrance door opening to

RECEPTION HALLWAY 21' x 14' (6.40m x 4.27m)
An impressive entrance to this home with an oak and glazed staircase leading to the first floor and open access through to the Kitchen/Dining/Family room.

LOUNGE 20'7 x 11' (6.27m x 3.35m)
With window to front elevation, wall-mounted TV point and open access through to Family area.

STUDY 11'9 x 7'9 (3.58m x 2.36m)
With window to front elevation.

CLOAKROOM
Comprising low flush WC, wash-hand basin and window to side elevation.

KITCHEN/DINING/FAMILY ROOM 35'5 x 13'10 (10.79m x 4.22m)
A quite stunning room with a contemporary kitchen with wall and base units, walk-in pantry, built-in appliances, work surface with inset sink unit, window to rear elevation, dining area and family area with bi-folding doors opening onto the rear garden.

UTILITY ROOM
With base units, plumbing for washing machine and door to side.

LANDING
With radiator, access to loft, built-in airing cupboard and window to front elevation.

BEDROOM ONE 13'2 x 12'10 (4.01m x 3.91m)
With radiator, window to front elevation and doors to Dressing Room and En-Suite.

DRESSING ROOM 7'5 x 7' (2.26m x 2.13m)

EN-SUITE
Comprising double shower cubicle, wash-hand basin with cupboard below, low flush WC, heated towel rail and window to rear elevation.

BEDROOM TWO 14' x 12'6 (4.27m x 3.81m)
With radiator, window to front elevation and door to

EN-SUITE
Comprising double shower cubicle, wash-hand basin, low flush WC and heated towel rail.

BEDROOM THREE 12' x 9'5 (3.66m x 2.87m)
With radiator and window to front elevation.

BEDROOM FOUR 10'10 x 9' (3.30m x 2.74m)
With radiator and window to rear elevation.

BEDROOM FIVE 13'1 x 8'8 (3.99m x 2.64m)
With radiator and window to rear elevation.

BATHROOM
Comprising free-standing bath, double shower cubicle, wash-hand basin with cupboard below, low flush WC, wall and floor tiling, heated towel rail and window to side elevation.

OUTSIDE
The property has a horseshoe driveway which provides parking for many vehicles and leads to an oversized garage.

The rear garden, which is of exceptionally good size, has a large patio area and is mainly laid to lawn with mature shrubs and trees.

EPC RATING: C COUNCIL TAX BAND: D (SKDC)



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